DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 25, 2010

WARRANTY DEED

B-PHE-07-7312

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-25-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe M. Bedwell and Sarah Bedwell	New owner (NAME)	
7312 middlebrook Cir (ADDRESS)	(ADDRESS)	126150B21100CO
Nashville TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VICTORIA A. FERRARO, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOE M. BEDWELL AND WIFE, SARAH JANE SHEILDS-BEDWELL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Lexington Point Subdivision, Section Two, of record in Instrument 20010515-0049954, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Victoria A. Ferraro by deed from Christine Morell and Louis Morell, Jr. of record in Instrument 200310030146620 on 09/26/2003 and filed for record on 10/03/2003, Register Office for said County.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 200010180103445; Inst. No. 200105150049954; Inst. No. 200105220052909; Inst. No. 200202140019754; Inst. No. 200207290090372; said Register's Office of Davidson County, Tennesse; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 7312 Middlebrook Circle, Nashville, Tennessee 37221-6545
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of February, 2007.

Victoria A. Ferraro

Davidson County DEEDWARR
Recvd: 03/30/07 13:32 2 pgs
Fees:13.00 Taxes:677.10
20070330-0038360

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF DAVIDSON

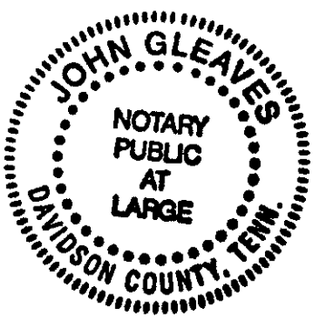
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria A. Ferraro, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of February, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027